

June 29, 2000

**OFFICE OF THE HEARING EXAMINER**  
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**REPORT AND DECISION ON APPLICATION FOR PRELIMINARY PLAT APPROVAL**

SUBJECT: Department of Development and Environmental Services File No. **L98P0015**  
Proposed Ordinance No. **2000-0286**

**MAPLE RIDGE HIGHLANDS**  
Preliminary Plat Application

Development Location: South of Kent Watershed, between SR-169 (Maple Valley-Black Diamond Road) and Ravensdale Lake

Open Space Location: The majority of the proposed open space is located north of the Kent Watershed

Property Owner: Plum Creek Timber Company Limited Partnership  
999 – 3<sup>rd</sup> Avenue #2300, Seattle, WA 98104-4096  
*Represented by Robert Johns, Attorney At Law*  
601 Union Street #4800, Seattle, WA 98101-3900  
Telephone: (206) 386-7016 Facsimile: (206) 223-0152

Developer: Maple Ridge Highlands LLC, % Polygon Northwest Company  
*Represented by Gary A. Young, Polygon Northwest Company*  
11624 Southeast 5<sup>th</sup> Street #200, Bellevue, WA 98005  
Telephone: (425) 586-7700

**SUMMARY OF DECISION:**

Department's Preliminary Recommendation:	Approve, subject to conditions
Department's Final Recommendation:	Approve, subject to conditions (modified)
Examiner's Decision:	Approve, subject to conditions (modified)

**PRELIMINARY MATTERS:**

Application or petition submitted:	April 21, 1998
Complete application:	May 14, 1998

## EXAMINER PROCEEDINGS:

Pre-Hearing Conference:	May 23, 2000
Hearing Opened:	June 20, 2000
Hearing Closed:	June 21, 2000

Participants at the public hearing and the exhibits offered and entered are listed in the attached minutes. A verbatim recording of the hearing is available in the office of the King County Hearing Examiner.

## ISSUES/TOPICS ADDRESSED:

- |                         |                          |
|-------------------------|--------------------------|
| • drainage              | • easements              |
| • EIS adequacy          | • open space             |
| • rural areas           | • SEPA                   |
| • stormwater management | • transportation/traffic |

## SUMMARY:

Approves 4:1 subdivision of 750 acres, including 150 acres of single-family residential building lots, and 600 acres of permanent open space.

**FINDINGS, CONCLUSIONS & DECISION:** Having reviewed the record in this matter, the Examiner now makes and enters the following:

## FINDINGS:

1. **General Information.**

**Owner:** Plum Creek Timber Company LP  
999 – 3<sup>rd</sup> Avenue #2300, Seattle, WA 98104

**Developer:** Maple Ridge Highlands LLC, % Polygon Northwest Co.  
11624 SE 5<sup>th</sup> Street #200, Bellevue, WA 98005

**Engineer:** Barghausen Consulting Engineers, Inc.  
18215 – 72<sup>nd</sup> Avenue South, Kent, WA 98032

**Location:** South of Kent Watershed, between SR-169 (Maple Valley-Black Diamond Road) and Ravensdale Lake. The majority of the proposed open space is located north of the Kent Watershed

**STR:** 35-22-06 (urban); 23-22-06; 25-22-06; 26-22-06  
**Zoning:** R-6 P; RA-5P; RA-10P  
**Acreage:** 750 acres (150 urban; 600 rural)

**Number of Lots:** 575 lots

**Density:** The density for the urban portion of the site (150 acres) is approximately 3.8 dwelling units per acre. The density for the site overall (750 acres) is approximately 0.76 units per acre.

Typical Lot Size:	Range from approximately 4,000 to 10,000 square feet
Proposed Use:	Single family detached dwellings
Sewage Disposal:	Soos Creek Water and Sewer District
Water Supply:	Covington Water District
Fire District:	Maple Valley – King County Fire District No. 43
School District:	Tahoma School District No. 409
Complete Application Date:	May 14, 1998

## 2. **Proposal.**

Maple Ridge Highlands, LLC, in association with Polygon Northwest Company (collectively and individually referred to hereinafter as the “Applicant”), propose to subdivide a 750-acre Rural classified parcel pursuant to the King County “4-to-1” program, setting aside 600 acres as permanent open space while developing 150 acres of detached single-family residential building lots. The site consists of two non-contiguous tracts that currently encompass 38 tax lots. The City of Kent Watershed separates the two tracts. The area to be developed at urban density lies south of the Kent Watershed. Within that area, a density of 3.8 dwelling units per acre is proposed. However, the over-all site density (urban and rural) approximates 0.76 units per acre. Proposed lot sizes range from 4,000 to 10,000 square feet. The proposed development is described more precisely by the preliminary plat drawing dated May 23, 2000 (including recreational space plans) attached to the preliminary report to the Hearing Examiner (Exhibit No. 2) and entered in this hearing record as Exhibit No. 7, as well as by the Master Drainage Plan approved June 15, 2000 (Exhibit No. 12). In addition to the 600 acres of open space, the Applicant proposes within the urban area six parks ranging in size from 0.2 acres to 2.33 acres, some to be developed with play equipment, skate walls, full court basketball, climbing wall, slides, picnic areas, play lawns, climbing ropes, “scramble boulders”, and so on. Further, the Applicant proposes approximately 27,000 square feet of recreational trails. Finally, approximately 9.93 acres of wetlands and 9.23 of passive open space will be set aside permanently.

## 3. **Department Recommendation.**

The Department of Development and Environmental Services (the “Department” or “DDES”) recommends granting preliminary approval to the proposed plat of Maple Ridge Highlands, subject to the thirty-two conditions of final plat approval stated on pages 15 through 22 of the Department’s preliminary report to the Hearing Examiner (Exhibit No. 2), *as modified by* “revised and new recommendations” contained in Exhibit No. 8. These revisions accomplish the following:

- A. **Zoning.** Recommended Condition No. 3 as stated in the preliminary report (Exhibit No. 2) erroneously requires compliance with the R-6 classification for the urban portion of development. Exhibit No. 8 corrects that error by indicating the correct base and minimum density requirement: *R-4*.
- B. **Recommended Condition No. 5.** Recommended Condition No. 5 (Exhibit No. 2) requires a special note to be placed on the final plat drawings. That note will place any reader on notice that the uses and activities within the open space area are restricted and subject to King County approval. The Exhibit No. 8 revision to that notice *deletes reference to County review of “clearing, grading and timber removal.”* This condition of final plat approval and these restrictions are discussed further Finding No. 5, below, in response to concerns expressed by Palmer Coking Coal Company.

- C. **Recommended Condition No. 29.F.** Recommended Condition No. 29.F (Exhibit No. 2) requires the Applicant to enter into a fair-share contribution agreement with Washington State Department of Transportation (WSDOT) for two projects on SR-516. The Exhibit No. 8 revision makes clear that the Applicant is not responsible for providing a fair-share contribution toward the signalization planned for the intersection at SR-516/192<sup>nd</sup> Avenue SE because that intersection is not located within the designated “high accident location” (HAL).
- D. **Exhibit No. 8.** Exhibit No. 8 adds a new Condition No. 33 that requires a final plat notation referencing the Applicant’s agreement to pay a “per lot mitigation fee” to the Maple Valley Fire and Life Safety District. The District is legally constituted as “King County Fire District No. 43” but does business as “Maple Valley Fire and Life Safety District.” In its final recommendation, the Department makes clear that distinction.

#### 4. **Applicant’s Response.**

The Applicant accepts the Department’s final recommendation as described in Finding No. 3, preceding.

5. **Easements.** Recommended Condition No. 5 on page 15 of the Department’s preliminary report is replaced by language contained in Exhibit No. 8. The revised recommendation reads as follows:

The required open space (ratio of four acres open space for each one acre of urban area) shall be dedicated to King County with the recording of each phase. The following note shall be placed on these tracts:

*This portion of the subject property open space land use designation shall remain uncleared with the exception of area to be utilized for active recreation by King County and to be placed into an open space tract. Use shall be limited to public, non-motorized outdoor recreation. Any alterations to the site, are subject to King County Codes and King County Parks System review and approval.*

Several entities hold easement rights upon portions of the subject open space area. These include City of Seattle, United States of America, Danville Coal Company, Northern Pacific Railway Company, Meridian Oil and Palmer Coking Coal Company. These easements grant rights to coal, gas, oil, “surface use rights”, mineral extraction, “use of road” (ingress/egress), and utilities. As satisfaction to the King County 4-to-1 program, the Plum Creek Land company grants a “term deed of conservation easement” to King County (Exhibit No. 19). That term deed will run ten years unless it is sooner terminated due to the title dedication or other actions listed on page 16 of the term deed. No general public access to any portion of the open space area is conveyed by this easement (Exhibit No. 19, page 6).

One of the pre-existing easement holders, Palmer Coking Coal Company (“Palmer”), expresses concern regarding the Department’s recommended language to be placed as a notation on the finally recorded plat drawing quoted in italics in this Finding, above. Palmer requests that the language be changed to acknowledge that existing easement owners hold senior rights; that senior rights over portions of the open space tracts are not subject to the general limitations placed on open space tracts; and, that the exercise of those rights is not subject to review and approval by King County Parks. In response, both the Department and

the Applicant cite “EXHIBIT C: PERMITTED TITLE EXCEPTIONS” attached to the term deed (Exhibit No. 19). Exhibit C lists 17 easements, reservations and agreements<sup>1</sup> affecting the subject 4:1 open space area. Palmer is presumed to be the successor easement holder for at least one of those easements. Palmer offers Exhibit No. 23 that includes an AMENDED AND RESTATED DECLARATION OF EASEMENT RIGHTS recorded by Plum Creek Land Company in April of this year. This declaration of easement rights grants ingress/ egress and utilities over, across and under the proposed 4:1 open space area in connection with any timber harvesting or forest management activity, or in developing the “dominant estate” (property holding easement rights across the open space property) “for any other purposes consistent with current King County zoning.”

6. **Drainage and Fisheries.** The Muckleshoot Indian Tribe Fisheries Department expresses concern regarding the following:

- The inability of current stormwater management technology to compensate for the loss of evapo-transportation;
- The effectiveness of infiltration facilities;
- Changes in channel morphology due to high drainage velocities;
- Limitations in the effectiveness of mitigating measures regarding “the impacts of overall Watershed development”;
- An extremely high rate of failure due to inadequate design construction and maintenance.

These concerns are based upon the February 2000 *Tri-County Urban Issues ESA Study*, a document to which some King County technical staff provided review comments. Consequently the Tribal Fisheries Department recommends requiring the following mitigation and control measures:

- New habitat and salmonid monitoring (a minimum of five years) for site specific and cumulative adverse impacts.
- Habitat surveys (including water velocity measurements and other quantifiable habitat data).
- Contingency measures to assure slow water habitat.
- An “integrated pest management” (IPM) plan addressing chemicals that are harmful to fish.

Finally, the Tribal Fisheries Department asks for the opportunity to review and comment on specific mitigation measures approved in the final plat.

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<sup>1</sup> Seattle Power Company (pipeline), United States of America (unstated in “Exhibit C”), Danville Coal Company (railroad right-of-way), City of Seattle (water pipeline), Northern Pacific Railway Company (coal and minerals), TCTC, Inc. (coal, gas, oil and mineral rights, surface use rights), Meridian Oil (surface rights), Patrick G. Vukich (road and utility right-of-way). The exceptions also include an agreement with unnamed “reserved mineral owners,” and an “amended and restated declaration of easement rights, Plum Creek Timber Company, regarding established road and utility rights-of-way.”

The Department is (reluctantly) willing to accept review comment regarding those drainage plan aspects that affect fisheries. The Applicant is willing to provide drawings and supportive documentation to the Tribal Fisheries Department when the Applicant submits its plans and drawings to DDES for engineering plan approval. The Department and the Applicant each contend that the proposal, taken into consideration with the various conditions of final approval, already address the concerns raised by the Tribal Fisheries Department.

The following findings are relevant:

- A. The DDES preliminary report (Exhibit No. 2) provides an extensive discussion of drainage review concerns and measures on pages 5—8. That discussion is incorporated here by this reference.
- B. The Tribal Fisheries Department concerns about the failure rate of infiltration facilities deals with the Tri-County study observation regarding “inadequate design, construction and maintenance.” There is no indication in this hearing record that any of these problem characteristics apply, or will apply, to Maple Ridge Highlands.
- C. Surficial geology of the Maple Ridge Highlands properties, and surrounding properties, provide conditions that are excellently conducive to infiltration. Such desirable circumstances are not common in King County. Thus, it may be presumed that these conditions are superior to those conditions reported for the general Tri-County area.
- D. The Maple Ridge Highlands will set aside 600 acres as permanent open space, a remarkably uncommon measure within urban developments with obvious fisheries benefits.
- E. Four infiltration ponds will infiltrate stormwater from 93.9 acres of the developed area into native soil, 62% of the total developed area. In most developments in King County, only very small portions are infiltrated, if any at all, because surficial geological conditions do not allow. Thus, this infiltration methodology provides an immense reduction of potentially harmful chemicals (pesticides, fertilizers) in surface waters—a reduction not ordinarily available to new land developments in King County.
- F. The King County Runoff Time Series (KCRTS) hydrologic model was used to evaluate the proposed development. The Department reports that the relatively uniform presence of till soils on the property simplifies the site’s hydrology, thereby making KCRTS a suitable model for the site. In basins where infiltration ponds will be used to manage stormwater, site specific testing has been conducted in the field to determine design infiltration rates.
- G. The proposed infiltration ponds will be designed to manage up to the 100-year return period runoff volume.
- H. A minimum of five years of monitoring will be required. This requirement is contained in the Master Drainage Plan, a document that has received less public review than the DDES report (Exhibit No. 2).
- I. The stream protection standard, the highest stream habitat protection standard available in King County, will be applied.

- J. There are two small streams which form within the subject property. One of those disappears into the ground downstream before it enters a viable stream. The other is inaccessible to fish due to steep gradient (waterfall). (Tributaries A & B.)

## 7. **Transportation/Traffic.**

The Greater Maple Valley Area Council (GMVAC) expresses concern regarding the adequacy of transportation review; in general, regarding those intersections and road segments located within unincorporated King County; and, in particular, the Summit-Landsberg-Issaquah-Hobart corridor and the SR-169/216<sup>th</sup> Way Southeast intersection. The GMVAC, represented by its corresponding secretary Heidi Seidelhuber, seeks to assure minimal traffic levels on the Summit-Landsberg-Issaquah-Hobart corridor (rural roads) by obtaining appropriate improvements to roadway segments and intersections within urban areas. The following findings are relevant:

- A. The transportation analysis contained with the Department's preliminary report (Exhibit No. 2) is accurate and incorporated here by this reference. See pages 9 through 12 of Exhibit No 2. Traffic analysis conducted by the Applicant's consultant and reviewed by King County, concludes that five SR-169 intersections and three SR-516 intersections will incur significant adverse impacts as a result of Maple Ridge Highlands. In each instance, the adverse impacts are addressed by plan improvements by the Washington State Department of Transportation (WSDOT), improvements required of the Applicant or a combination of both. See pages 1- through 12 of the Department's report (Exhibit No 2).
- B. The Department's recommendation, as well as this Examiner's recommendation, includes several improvement requirements. See pages 20 through 22 of the Department's report (Exhibit No. 2) or pages 15 through 18 of this report. Those improvements include onsite Maple Ridge Highland roads and frontage, as well as improvements to the following intersections and street segments:
- SR-169 (Southeast 231<sup>st</sup> Street to Witte Road Southeast)
  - SR-169/Witte Road intersection
  - SR-169/SR-516
  - SR-169/Southeast 276<sup>th</sup> Street
  - SR-516/216<sup>th</sup> Avenue Southeast
  - SR-516/228<sup>th</sup> Avenue Southeast
  - SR-516 (high accident location) between SR-18 and Southeast Wax Road, as well as between Southeast Wax Road and Cedar Heights Junior High School.
- C. In addition, the Applicant will be required to pay a Mitigated Payment System (MPS) fee contribution to scheduled King County road improvement projects determined to be affected by the proposed development (\$239,978.00).
- D. The numerous improvements to urban area road segments and intersections may reasonably be expected to diminish the commute desirability of nearby rural roadways.
- E. Much of the hearing discussion and critical comment regarding EIS adequacy concerned the SR-169/216<sup>th</sup> Way Southeast intersection. In response to the expressed concerns regarding that intersection, the Applicant's engineer conducted a new study of the intersection. See Exhibit No. 32. That study shows

that the Maple Ridge Highlands development will not have a significant adverse impact upon the intersection requiring improvement consistent with County Standards. In worst case analysis, the Level Of Service (LOS) may be reduced from “C” to “D.”

#### 8. **Open Space Character.**

The GMVAC also expresses concern, as articulated by Terry Seaman, that non-open space uses will be allocated to the open space area, thereby diminishing the value of the open space quality. The GMVAC suggests further that if the non-open space uses are netted out, then there will be insufficient acreage to qualify for the 4:1 transfer program unless the number of units is reduced. The following findings are relevant:

- A. Domestic water storage facilities previously proposed for the open space area now will be located within the urban area.
- B. Code allows surface water retention facilities within the required 4:1 open space area. In this case, these facilities will be landscaped so as to enhance and “naturalize” previously logged and scraped areas.
- C. See finding 5, above.
- D. Landfill to be placed within the open space area will be topsoil placed for the purpose of reclaiming an old gravel pit, thereby restoring the open space area. Native species will be planted to further complete the enhancement.

Overall, the “alterations” to occur within the open space area are designed and intended to enhance the natural open space character of the area.

- 9. **EIS Adequacy.** The Muckleshoot Indian Tribe Fisheries Department and the GMVAC both criticize the adequacy of the EIS, indicating that the issues discussed above were not adequately addressed, and indicating further that comments upon the DEIS were not adequately addressed in the FEIS. The entire environmental record, of course, includes the administrative review record, as well as the entire testimony and evidence of this hearing. See conclusion 2, below.
- 10. **Conclusions Adopted.** Any portion of any of the following conclusions that may be construed as a finding is hereby adopted as such.

#### CONCLUSIONS:

- 1. Any portion of any of the above findings that may be construed as a conclusion is incorporated here by this reference.
- 2. SEPA does not require that every remote and speculative consequence be included in an EIS. As an informational decision-making document, it must fully disclose all review comments but need not “respond” to them in a manner that the commentator finds satisfying. Nor does SEPA require the entire environmental record to be contained within the EIS. EIS adequacy must be considered in view of the entire environmental record. In this case, the entire environmental record assures the adequacy of the EIS. That environmental record includes the Master Drainage Plan, an immense document based upon years of analysis and design that requires state-of-the-art drainage solutions for the purpose of protecting fisheries habitat and stream quality, as well as requiring future monitoring toward these same objectives. The hearing record also contains Exhibit No. 32, further transportation engineering investigation



and analysis of the 216<sup>th</sup> Way Southeast/SR-169 intersection. Taking all of the testimony and evidence together with the EIS, both the EIS and the environmental record must be considered, at the very least, adequate.

3. It is understandable that the Muckleshoot Tribal Fisheries Department could not ascertain the monitoring requirements to be applied. Those requirements are contained in the Master Drainage Plan (which has not been available for public review in the same manner as the Department's report). The MDP conditions are subject to administrative change; the conditions of final plat approval are not. For these reasons, the monitoring requirements will be added as Condition 18.A, below. Also, Condition 18.B is added to assure appropriate review by the Tribal Fisheries Department. Similar recognition should be given to USFWS or WSDOF if requested.
4. If approved subject to the conditions recommended below, the proposed subdivision will comply with the goals and objectives of the King County Comprehensive Plan, Subdivision and Zoning Codes, and other official land use controls and policies of King County.
5. If approved subject to the conditions recommended below, this proposed subdivision will make appropriate provision for the public health, safety and general welfare and for open spaces, for drainage ways, streets, other public ways, transit stops, potable water supply, sanitary wastes, parks and recreations, playgrounds, schools and school grounds, and safe walking conditions for students who only walk to school; and it will serve the public use and interest.
6. The conditions for final plat approval recommended below are in the public interest and are reasonable requirements to mitigate the impacts of this development upon the environment.
7. The dedications of land or easements within and adjacent to the proposed plat, as recommended by the conditions for final plat approval or as shown on the proposed preliminary plat submitted by the Applicant, are reasonable and necessary as a direct result of the development of this proposed plat.

#### DECISION:

It is recommended that the subject subdivision, revised and received May 23, 2000, be granted preliminary approval subject to the following conditions of final approval:

1. Compliance with all platting provisions of Title 19 of the King County Code.
2. All persons having an ownership interest in the subject property shall sign on the face of the final plat a dedication which includes the language set forth in King County Council Motion No. 5952.
3. The plat shall comply with the base density and minimum density requirements of the R-4 P (urban), RA-5 and RA-10 (rural) zone classifications. All lots shall meet the minimum dimensional requirements of the R-4, RA-5 & RA-10 zone classification or shall be as shown on the face of the approved preliminary plat, whichever is larger, except that minor revisions to the plat which do not result in substantial changes may be approved at the discretion of the Department of Development and Environmental Services.
4. A Phasing plan for the dedication of the open space, shall be provided to King County DDES and Parks Department for review and approval prior to the recording of Phase I. The initial focus shall be on the dedication of open space area north of Summit Landsburg Road.

5. The required open space (ratio of 4 acres open space for each one acre of urban area) shall be dedicated to King County with the recording of each phase. The following note shall be placed on these tracts:

*This portion of the subject property open space land use designation shall remain uncleared and shall be an open space tract. Use shall be limited to public, non-motorized outdoor recreation. Any alterations to the site are subject to King County Codes and the review and approval of King County Parks and other King County agencies as appropriate.*

6. All construction and upgrading of public and private roads shall be done in accordance with the King County Road Standards established and adopted by Ordinance No. 11187, as amended (1993 KCRS).
7. The Applicant must obtain the approval of the King County Fire Protection Engineer for the adequacy of the fire hydrant, water main, and fire flow standards of Chapter 17.08 of the King County Code.
8. Suitable recreation space shall be provided consistent with the requirements of KCC 21A.14.180, KCC 21A.14.190 (i.e., sport court[s], children's play equipment, picnic table[s], benches, etc.), and the conceptual plans (dated May 23, 2000).
  - A. An overall conceptual recreation space plan shall be submitted for review and approval by DDES, with the submittal of the engineering plans, including a plan detailing the timing of the recreation space relative to each phase of the plat. This plan shall include location, area calculations, dimensions, and general improvements. The approved engineering plans shall be consistent with the overall conceptual plan.
  - B. A detailed recreation space plan (i.e., landscape specs, equipment specs, etc.) consistent with the overall conceptual plan, as detailed in item A., shall be submitted for review and approval by DDES and King County Park System prior to, or concurrent with, the submittal of the final plat documents for each phase. Note that all equipment must at a minimum meet Consumer Product Safety Standards. Also, additional low fencing and landscaping is required along perimeter of Tracts D1, D2, D3, and D4 to prevent conflicts between recreation space users and vehicular traffic.
  - C. A performance bond for recreation space improvements for each phase shall be posted prior to recording of each phase of the plat.
9. The proposed stormwater wetland, located in Tract D1 (recreation) shall be owned and maintained by the homeowners' association, with an easement to King County for maintenance of the drainage facilities.
10. Street trees shall be provided as follows (per KCRS 5.03 and KCC 21A.16.050):
  - A. Trees shall be planted at a rate of one tree for every 40 feet of frontage along all roads. Spacing may be modified to accommodate sight distance requirements for driveways and intersections.
  - B. Trees shall be located within the street right-of-way and planted in accordance with Drawing No. 5-009 of the 1993 King County Road Standards, unless King

County Department of Transportation determines that trees should not be located in the street right-of-way.

- C. If King County determines that the required street trees should not be located within the right-of-way, they shall be located no more than 20 feet from the street right-of-way line.
  - D. The trees shall be owned and maintained by the abutting lot owners *or* the homeowners' association or other workable organization unless the County has adopted a maintenance program. Ownership and maintenance shall be noted on the face of the final recorded plat.
  - E. The species of trees shall be approved by DDES if located within the right-of-way, and shall not include poplar, cottonwood, soft maples, gum, any fruit-bearing trees, or any other tree or shrub whose roots are likely to obstruct sanitary or storm sewers, or that is not compatible with overhead utility lines.
  - F. The Applicant shall submit a street tree plan and bond quantity sheet for review and approval by DDES prior to engineering plan approval.
  - G. The street trees must be installed and inspected, or a performance bond posted prior to recording of the plat. If a performance bond is posted, the street trees must be installed and inspected within one year of recording of the plat. At the time of inspection, if the trees are found to be installed per the approved plan, a maintenance bond must be submitted or the performance bond replaced with a maintenance bond, and held for one year. After one year, the maintenance bond may be released after DDES has completed a second inspection and determined that the trees have been kept healthy and thriving.
  - H. A landscape inspection fee shall also be submitted prior to plat recording. The inspection fee is subject to change based on the current County fees.
11. All utilities within proposed rights-of-way must be included within a franchise approved by the King County Council prior to final plat recording.
12. A homeowners' association or other workable organization shall be established to the satisfaction of DDES which provides for the ownership and continued maintenance of the recreation, open space within the urban area and/or sensitive area tract(s), and pedestrian access tract(s).
13. Lots within this subdivision are subject to King County Code 21A.43, which imposes impact fees to fund school system improvements needed to serve new development. As a condition of final approval, fifty percent (50%) of the impact fees due for each phase of the plat shall be assessed and collected immediately prior to recording, using the fee schedules in effect when each phase of the plat receives final approval. The balance of the assessed fee shall be allocated evenly to the dwelling units in the plat and shall be collected prior to building permit issuance.
14. A pedestrian access tract, minimum of 10 feet in width, with 5 feet of pavement, shall be provided between Road B and Road F. This tract shall be owned and maintained by the homeowners' association and an easement provided for the public.

15. A minimum 10-foot easement to the King County Park System and the public shall be provided over Tract D2 (walkway/trail) for access to the open space. This easement shall be provided to King County Parks for approval, prior to final recording. Additional King County approved bollard(s) and/or gate(s) shall be required between the public trails and/or sidewalks Tracts D2, D4, D6, or in locations determined necessary by King County Parks Dept. and DDES and the open space to preclude unauthorized vehicular access into the open space.
16. As proposed by the Applicant, the developer shall provide at a minimum, rear yard fencing on lots adjacent to open space, wetlands, and native vegetation areas with a low shadow board stipple fence or equivalent. This fence shall be a minimum of 38" in height and provide physical separation for residents and domestic animals from open space, wetland and native vegetation areas. Typical low shadow-board fence consists of 4x4 posts, 2x4 rails, and 1x4 or 1x6 placed in good neighbor or shadow board pattern. Fencing details shall be shown on the engineering plans. The fencing shall be maintained by the individual lot owner and/or homeowners' association as identified on the face of the plat.

#### DRAINAGE:

17. Final plat approval shall require full compliance with the drainage provisions set forth in King County Code 9.04. Compliance may result in reducing the number and/or location of lots as shown on the preliminary approved plat. Preliminary review has identified the following conditions of approval which represent portions of the drainage requirements. All other applicable requirements in KCC 9.04 and the Surface Water Design Manual (SWDM) must also be satisfied during engineering and final review.
  - A. Drainage plans and analysis shall comply with the 1998 King County Surface Water Design Manual and applicable updates adopted by King County. DDES approval of the drainage and roadway plans is required prior to any construction.
  - B. Current standard plan notes and ESC notes, as established by DDES Engineering Review, shall be shown on the engineering plans.
  - C. The following note shall be shown on the final recorded plat:

All building downspouts, footing drains, and drains from all impervious surfaces such as patios and driveways shall be connected to the permanent storm drain outlet as shown on the approved construction drawings # \_\_\_\_\_ on file with DDES and/or the King County Department of Transportation. This plan shall be submitted with the application of any building permit. All connections of the drains must be constructed and approved prior to the final building inspection approval. For those lots that are designated for individual lot infiltration systems, the systems shall be constructed at the time of the building permit and shall comply with plans on file."
18. The stormwater management system for this subdivision shall be designed in accordance with the Master Drainage Plan as required by the 1998 King County Surface Water Design Manual.
  - A. A construction and post-development monitoring program, to be funded for implementation and review by the developer, will be developed for approval prior to issuing the engineering plan approval for the first phase of construction.

- This program will include components to evaluate anticipated impacts and recommended mitigations proposed for the project as described in section 10.3 Construction and Post-Development Monitoring of the Master Drainage Plan. A copy of this monitoring plan will be provided to the Muckleshoot Indian Tribal Fisheries Department. The Tribal Fisheries Department will be provided thirty days to make non-binding review comments.
- B. The monitoring program will provide review copies of regular monitoring reports to the Muckleshoot Indian Tribal Fisheries Department and to any State, Federal or regional agencies who so request.
19. The drainage facilities to be located in the open space shall be natural in appearance and exclude the use of retaining walls, rockeries and fences, unless otherwise approved by King County Park System. The drainage facilities or portions of drainage facilities to be located in the open space shall be placed in separate tracts to be owned and maintained by King County Water and Land Division or successor agency. The drainage tracts will not be considered the responsibility of King County Park System, as the custodial agency of the open space. A note to this effect shall be shown on the final plat.
20. A landscape/planting plan for the disposal of fill (natural in appearance berms), any drainage facilities, associated access roads to the facilities to be constructed in the open space, shall be prepared by a licensed Landscape Architect and shall be submitted to King County Parks and DDES for review and approval prior to engineering plan approval. The landscape/planting plan shall consist of a mix of native ground covers, shrubs, and trees and include a proposal for irrigation until plantings are established. A landscape and restoration bond shall be provided prior to final approval, to ensure that the landscaping/plantings remain healthy and thriving.
21. Clearing and grading plans for any construction within the open space shall be submitted to King County Park System and DDES for review and approval prior to engineering plan approval. The area(s) disturbed as a result of construction, clearing and grading shall be restored. In addition, construction material, debris (i.e. stumps, limbs, etc.) shall not be relocated in the open space. The Applicant shall also remove hazardous trees located along the urban perimeter, subject to King County Parks approval.
22. The Applicant shall demonstrate compliance with KCC 16.82.150 C (area clearing limits in rural areas – shown as open space, May 23, 2000 revision) and KCC 16.82.150 D (Seasonal Clearing Restrictions), prior to engineering plan approval.
23. SENSITIVE AREAS:
- The proposed subdivision shall comply with the Sensitive Areas Code as outlined in KCC 21A.24. Permanent survey marking, and signs as specified in KCC 21A.24.160 shall also be addressed prior to final plat approval. Temporary marking of sensitive areas and their buffers (e.g., with bright orange construction fencing) shall be placed on the site and shall remain in place until all construction activities are completed. Note, this is applicable for sensitive areas within and/or adjacent to the urban area and sensitive areas affected by proposed construction within the open space, if any.
24. WETLANDS/STREAMS

Preliminary plat review has identified the following specific requirements that apply to this project. All other applicable requirements from KCC 21A.24 shall also be addressed by the

Applicant. Note, this is applicable for sensitive areas within and/or adjacent to the urban area and sensitive areas affected by proposed construction within the open space, if any.

**WETLANDS:**

- A. Class 2 wetland(s) shall have a minimum buffer of 50 feet, measured from the wetland edge.
- B. Class 3 wetland(s) shall have a minimum buffer of 25 feet, measured from the wetland edge.
- C. The wetland(s) and their respective buffers shall be placed in a Sensitive Area Tract (SAT).
- D. Buffer averaging may be proposed, pursuant to KCC 21A.24.320, provided the total amount of the buffer area is not reduced and better resource protection is achieved, subject to review and approval by a DDES Senior Ecologist.
- E. A minimum building setback line of 15 feet shall be required from the edge of the tract.

**STREAMS:**

- F. Class 2 stream(s) used by salmonids shall have a minimum 100-foot buffer, measured from the ordinary high water mark (OHWM). Class 2 perennial stream(s) not used by salmonids shall have a minimum 50-foot buffer, measured from the ordinary high water mark (OHWM). Class 3 stream(s) shall have a minimum 25-foot buffer, measured from the ordinary high water mark (OHWM).
- G. The stream(s) and their respective buffers shall be placed in a Sensitive Area Tract (SAT).
- H. A minimum building setback line of 15 feet shall be required from the edge of the tract.

**ALTERATIONS TO STREAMS OR WETLANDS:**

- I. If alterations of streams and/or wetlands are approved in conformance with KCC 21A.24, then a detailed plan to mitigate for impacts from that alteration will be required to be reviewed and approved along with the plat engineering plans. A performance bond or other financial guarantee will be required at the time of plan approval, to guarantee that the mitigation measures are installed according to the plan. Once the mitigation work is completed to a DDES Senior Ecologist's satisfaction, the performance bond may be replaced by a maintenance bond for the remainder of the five-year monitoring period to guarantee the success of the mitigation. The Applicant shall be responsible for the installation, maintenance and monitoring of any approved mitigation. The mitigation plan must be installed prior to final inspection of the plat.

**25. GEOTECHNICAL:**

- A. Determine the top, toe, and sides of 40% slopes by field survey. Provide a 50-foot buffer from these slopes. The buffer may be reduced with the submittal of a

satisfactory soils report, subject to review and approval by DDES geologist, prior to engineering plan approval.

- B. The Applicant shall delineate all on-site erosion hazard areas on the final engineering plans (erosion hazard areas are defined in KCC 21A.06.415). The delineation of such areas shall be approved by a DDES geologist. The requirements found in KCC 21A.24.220 concerning erosion hazard areas shall be met, including seasonal restrictions on clearing and grading activities.
- C. Geotechnical Recommendations, including construction methods shall be included with the engineering plan submittal for the construction/grading (i.e., cut and fill, stabilization, etc.)
- D. The following erosion control measure shall be provided in addition to the requirements of the Master Drainage Plan and Surface Water Design Manual
  - (1) A wheel wash design shall be incorporated into the erosion control plan and shown on the engineering plans.

26. The following note shall be shown on the final engineering plan and recorded plat:

**RESTRICTIONS FOR SENSITIVE AREA TRACTS AND SENSITIVE  
AREAS AND BUFFERS**

Dedication of a sensitive area tract/sensitive area and buffer conveys to the public a beneficial interest in the land within the tract/sensitive area and buffer. This interest includes the preservation of native vegetation for all purposes that benefit the public health, safety and welfare, including control of surface water and erosion, maintenance of slope stability, and protection of plant and animal habitat. The sensitive area tract/sensitive area and buffer imposes upon all present and future owners and occupiers of the land subject to the tract/sensitive area and buffer the obligation, enforceable on behalf of the public by King County, to leave undisturbed all trees and other vegetation within the tract/sensitive area and buffer. The vegetation within the tract/sensitive area and buffer may not be cut, pruned, covered by fill, removed or damaged without approval in writing from the King County Department of Development and Environmental Services or its successor agency, unless otherwise provided by law.

The common boundary between the tract/sensitive area and buffer and the area of development activity must be marked or otherwise flagged to the satisfaction of King County prior to any clearing, grading, building construction or other development activity on a lot subject to the sensitive area tract/sensitive area and buffer. The required marking or flagging shall remain in place until all development proposal activities in the vicinity of the sensitive area are completed.

No building foundations are allowed beyond the required 15-foot building setback line, unless otherwise provided by law.

27. The wildlife corridor within the urban area (Tracts A6 & A7, May 23, 2000 revision) shall be combined with the sensitive area tract(s) and shown on the engineering plans and final plat, pursuant to KCC 21A.14.270.

28. ROADS:

The following road improvements are required to be constructed in accordance with the 1993 King County road standards:

- A. Road A and the off-site extension to the Maple Valley-Black Diamond Road shall be improved to the urban neighborhood collector standard. Appropriate deeds for the off-site extension right-of-way shall be submitted at engineering plan submittal.
- B. Road F (west of Road M), Road M, and Road P (west of Road A) shall be improved to the urban subcollector standard. The off-site extension of Road F to SE 271<sup>st</sup> Place shall also be improved to the urban subcollector standard. Appropriate deeds for the off-site extension shall be submitted at engineering plan submittal.
- C. Roads B, E, F (east of Road M), G, O, T (east of Road A), W and X (west of Road A) shall be improved to the urban subaccess standard.
- D. Roads C, D, H, I, J, K, L, N, P (east of Road A), R, S, T (west of Road A), U, V, X (east of Road A), Y and Z shall be improved to the urban minor access standard.
- E. Tracts F1 through F7 shall be improved as private access tracts according to Section 2.09 of the 1993 King County Road Standards. The final plat shall contain a note requiring an undivided interest in the ownership and maintenance of all private access by the owners of the lots utilizing the tracts.
- F. Tracts G1 through G6 shall be improved as joint use driveways according to Section 3.01 of the King County Road Standards. The applicable lots shall have undivided ownership of the private joint use driveways and be responsible for their maintenance. The final plat shall contain a note requiring undivided interest in the ownership and maintenance of all joint use driveway tracts.
- G. Temporary cul-de-sacs shall be provided to accommodate the various phased construction on the site. Temporary cul-de-sacs shall be shown on the engineering plans at engineering plan submittal.
- H. Modifications to the above road conditions may be considered according to the variance procedures in Section 1.08 of the 1993 King County Road Standards.
- I. Guard rails or other mechanism deemed appropriate by King County Parks, DDES and KCDOT, shall be provided along south boundary of Road F within the open space, to prevent unauthorized vehicular access into the open space. Bollards shall also be installed to allow for pedestrian and King County Park access. This shall be shown on the



engineering plans, and submitted to DDES, KCDOT and King County Park System for review and approval, prior to engineering plan approval.

29. OFF-SITE INTERSECTIONS - WSDOT INTERSECTIONS/CORRIDORS:

A. SR-169 (SE 231<sup>st</sup> Street to Witte Road SE) and SR-169/Witte Road SE.

The Applicant shall:

- Construct a second northbound through lane from the intersection of SR-169/Witte Road SE to the intersection of SR-169/SE Wax Road.
- Construct a second southbound through lane from the terminus of the WSDOT improvement (approximately 200 feet south of SR-169/SE Wax Road) to the existing right-turn lane at Witte Road SE. The southbound right- turn lane shall remain an exclusive right at SR-169/Witte Road SE.
- Provide a second eastbound left-turn lane at SR-169/Witte Road SE. This improvement shall meet WSDOT requirements and may include re-striping the existing eastbound leg to include: one exclusive left-turn lane, and one left/through/right-turn lane.
- Reconfigure the traffic signal to accommodate the revisions per WSDOT requirements.

The engineering plans shall be approved and bonded by WSDOT prior to final recording of the initial phase of the Maple Ridge Highlands plat.

B. SR-169/SR-516: The Applicant shall:

- Construct a southbound right-turn lane on SR-169 at its intersection with SR-516.
- Construct an eastbound right-turn lane on SR-516 at its intersection with SR-169.

Engineering plans must be reviewed and approved by WSDOT prior to final recording of the initial phase of the Maple Ridge Highlands plat.

C. SR-169/SE 276<sup>th</sup> Street

The Applicant shall:

- Install a traffic signal at the intersection of SR-169/SE 276<sup>th</sup> Street
- Re-stripe the northbound merge/acceleration lane to a southbound left-turn lane on SR-169.
- Construct a northbound right-turn lane on SR-169 at SE 276<sup>th</sup> Street.

Engineering plans must be approved and bonded by WSDOT prior to final plat recording of the initial phase of Maple Ridge Highlands plat.

D. SR-516/216<sup>th</sup> Avenue SE

- The Applicant shall provide a protected or protected/permissive westbound left turn phase at the intersection of SR-516/216<sup>th</sup> Avenue SE. WSDOT shall determine, during engineering review of the signal revision, the appropriate phasing.

Engineering plans must be approved and bonded by WSDOT prior to final plat recording of the initial phase of Maple Ridge Highlands plat.

E. SR-516/228<sup>th</sup> Avenue SE

The Applicant shall either:

- Install a signal at the intersection of SR-516/228<sup>th</sup> Avenue SE

OR:

- If WSDOT (or the City of Maple Valley) has developed a project for this signal, the Applicant shall pay a pro-rata share into the project.

Engineering plans for the signal or a legal agreement reached with WSDOT or the City of Maple Valley prior to final plat recording of the initial phase of Maple Ridge Highlands plat.

## F. SR-516 High Accident Location (HAL)

Prior to final plat recording, the Applicant shall enter into a legal agreement with WSDOT to contribute a fair share payment toward the sections of each of the following WSDOT projects that are located within the HAL on SR-516:

- Joint project with the City of Covington to develop an access management plan for SR-516 between SR-18 and SE Wax Road.
- SR-516 between SE Wax Road and Cedar Heights Junior High School, which includes widening to add pedestrian facilities and a signal at 192<sup>nd</sup> Avenue SE.

30. The Applicant or subsequent owner shall comply with King County Code 14.75, Mitigation Payment System (MPS), by paying the required MPS fee and administration fee as determined by the applicable fee ordinance. The Applicant has the option to either: (1) pay the MPS fee at final plat recording, or (2) pay the MPS fee at the time of building permit issuance. If the first option is chosen, the fee paid shall be the fee in effect at the time of plat application and a note shall be placed on the face of the plat that reads, "All fees required by King County Code 14.75, Mitigation Payment System (MPS), have been paid." If the second option is chosen, the fee paid shall be the amount in effect as of the date of building permit application.

31. There shall be no direct vehicular access to or from the neighborhood collector from those lots which abut it. A note to this effect shall appear on the engineering plans and final plat.

32. The planter islands (if any) within the cul-de-sacs shall be maintained by the abutting lot owners or homeowners' association. This shall be stated on the face of the final plat.
33. The Applicant has agreed to pay a per lot mitigation fee to the Maple Valley Fire and Life Safety District (King County Fire District No. 43) prior to the issuance of building permits (refer to agreement dated June 12, 2000). A note to this effect shall be shown on the face of the final plat.

ORDERED this 29<sup>th</sup> day of June, 2000.

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R. S. Titus, Deputy  
King County Hearing Examiner

TRANSMITTED this 29<sup>th</sup> day of June, 2000, to the following parties and interested persons:

Tom Barghausen	Kevin Jones	Julie Novak	Karen Walter
M & D Brathovde	Anthony Katsaros	PacificCoast Coal	Ted Wendal
Maj. Fae Brooks	William Kennedy	PalmerCoking Coal	Clay White
Joan Burlingame	William Kombol	Jason Paulsen	Don Wickstrom
Cheryl Castagna	W & P Kombol	Diana Pistoll	Gary Young
Lauralee Coles	Eric LaBrie	Jeff Potter	Gary A. Young
John Coll	Russ LaFayette	Lisa Ridley	D VanZannen
Matt Colly	Teresa LeMay	James Robles	Greg Borba
M Cranstoun	Jim Locke	Scott Schafer	Kim Claussen
Tina Davis	M & T Loudiana	Greg Schoenle	Dick Etherington
Lance Deskins	M & T Louvier	Bonnie L Scott	Steve Foley
Roger Dorstad	Linda Matlock	Terry Seaman	Nick Gillen
Kent Farnham	Dean Maulden	Sea-KC Health	Rich Hudson
Keith Felderman	Ed McCarthy	Heidi Seidelhuber	Kristen Langley
David Fields	Kevin McDonald	Patricia Shelby	Aileen McManus
Michael Foley	M&G McPherson	Pam Stevenson	Randall Parsons
Gary Gaber	Steven McVicar	S & J Stewart	Carol Rogers
Hal Grubb	M&N Mikkelson	Craig J. Stone	Kate Stenberg
Ted Hansen	Isvaline Moim	S Storch	Steve Townsend
Greg Henderson	Eleanor Moon	William Stuth	Larry West
Ron Henkel	David Morris	Gary Sund	Bruce Whittaker
Robert Johns	Don Nettleton	Erick Thompson	
S & V Jonas	NewHome Trends	D VanZantro	

#### NOTICE OF RIGHT TO APPEAL

In order to appeal the decision of the Examiner, written notice of appeal must be filed with the Clerk of the King County Council with a fee of \$125.00 (check payable to King County Office of Finance) *on or before July 13, 2000*. If a notice of appeal is filed, the original and six (6) copies of a written appeal statement specifying the basis for the appeal and argument in support of the

appeal must be filed with the Clerk of the King County Council *on or before July 20, 2000*. Appeal statements may refer only to facts contained in the hearing record; new facts may not be presented on appeal.

Filing requires actual delivery to the Office of the Clerk of the Council, Room 403, King County Courthouse, prior to the close of business (4:30 p.m.) on the date due. Prior mailing is not sufficient if actual receipt by the Clerk does not occur within the applicable time period. The Examiner does not have authority to extend the time period unless the Office of the Clerk is not open on the specified closing date, in which event delivery prior to the close of business on the next business day is sufficient to meet the filing requirement.

If a written notice of appeal and filing fee are not filed within fourteen (14) calendar days of the date of this report, or if a written appeal statement and argument are not filed within twenty-one (21) calendar days of the date of this report, the decision of the hearing examiner contained herein shall be the final decision of King County without the need for further action by the Council.

#### MINUTES OF THE JUNE 20 AND 21, 2000 PUBLIC HEARING ON DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES FILE NO. L99P0015 – MAPLE RIDGE HIGHLANDS:

R. S. Titus was the Hearing Examiner in this matter. Participating in the hearing and representing the Department of Development and Environmental Services was Kim Claussen, Bruce Whittaker, Rich Hudson and Randall Parsons. Participating in the hearing and representing the King County Department of Transportation was Aileen McManus and Dick Etherington. Participating in the hearing and representing the King County Department of Natural Resources was Steve Foley. Participating in the hearing and representing the Applicant was Bob Johns and Gary Young. Other participants in this hearing were Dwight Van Zannen, Heidi Seidelhuber, Terry Seaman, Joan Burlingame, Ed McCarthy and Kevin Jones.

The following exhibits were offered and entered into the record on June 20, 2000:

- Exhibit No. 1 DDES File No. L98P0015
- Exhibit No. 2 DDES Preliminary Report to the Hearing Examiner, dated June 20, 2000
- Exhibit No. 3 Application, dated April 22, 1998
- Exhibit No. 4 Environmental Checklist, dated April 22, 1998
- Exhibit No. 5 Declaration of Significance, dated July 3, 1998
- Exhibit No. 6 Affidavit of Posting indicating June 5, 1998 & August 21, 1998 (NOA) as date of posting and June 9, 1998 & August 31, 1998 (NOA) as the date the affidavit was received by DDES. Affidavit of Posting indicating May 25, 2000 (Notice of Hearing) as the date of posting and May 31, 1998 as the date the affidavit was received by DDES.
- Exhibit No. 7 Plat Map dated May 16, 2000 (revision) & recreation space plans
- Exhibit No. 8 Revised and new recommendations
- Exhibit No. 9 Assessors Maps 1-21-6; 2-21-6; 3-21-6; 34-22-6; 35-22-6; 25-22-6; 26-22-6; 27-22-6
- Exhibit No. 10 Draft EIS (dated Dec. 3, 1999)
- Exhibit No. 11 Final EIS (dated May 4, 2000)
- Exhibit No. 12a-12d Master Drainage Plan (letter of approval dated June 15, 2000)
- Exhibit No. 13 Sewer Certificate of Availability (Soos Creek Water & Sewer), dated 1/12/98
- Exhibit No. 14 Water Availability Certificate (Covington Water), dated April 10, 1998 w/agreement & update dated November 15, 1999.
- Exhibit No. 15 BRB approval (June 15, 2000)
- Exhibit No. 16 Transportation Concurrency Certificate, dated January 16, 2000

- Exhibit No. 17 4 to 1 approval—Comprehensive Plan amendment 12/97—Ord. 12927
- Exhibit No. 18 Wetland Evaluation & Mitigation Plan by Habitat Technologies (dated 4/20/98; 8/5/99; 9/16/99; 2/13/00)
- Exhibit No. 19 Conservation easement
- Exhibit No. 20 Letter re: 2<sup>nd</sup> access (Safeway shopping center) from Polygon dated 3/21/00
- Exhibit No. 21 Memorandum of Understanding (MOU)—Polygon, King County & City of Maple Valley
- Exhibit No. 22 Burlington Northern-Sante Fe Railroad letter dated June 15, 2000
- Exhibit No. 23 Letter from Palmer Coking Coal Co., dated 6/7/00
- Exhibit No. 24 Polygon/Maple Valley Fire & Life Safety agreement, dated June 12, 2000
- Exhibit No. 25 Letter from Heidi Seidelhuber/GMVAC, dated 6.15.00
- Exhibit No. 26 Letter to Hearing Examiner Titus from Karen Walter, Muckleshoot Tribe, with attachments, dated June 19, 2000
- Exhibit No. 27a. Color photo of Maple Ridge Highlands Preliminary Plan
- Exhibit No. 27b. Color photo of Maple Ridge Highlands, Community Parks, sheet L-3
- Exhibit No. 27c. Color photo of Maple Ridge Highlands, Community Parks, sheet L-1
- Exhibit No. 27d. Color photo of Maple Ridge Highlands, Community Parks, sheet L-2
- Exhibit No. 27e. Color photo of Maple Ridge Highlands, Community Parks, sheet L-4
- Exhibit No. 28 Written presentation submitted by Gary Young, dated June 20, 2000
- Exhibit No. 29 Puget Sound New Home Guide by Polygon Northwest
- Exhibit No. 30 Map, offered by Heidi Seidelhuber on behalf of GMVAC
- Exhibit No. 31 Preliminary outline of Rock Creek Valley Vision
- Exhibit No. 32 Peak Hour Traffic Study, The Transpo Group, dated June 19, 2000